

## Yellowstone River Ranch Annual Meeting Minutes

July 16, 2011 9:00 AM

Location: Columbus City Hall

The chairman of the board Cleve Schuster called the meeting to order with 36 landowners present. The other board members Kristi Skelton, Don Youngren, Renate Nieman and Steve Hopsiter were present.

Rich Cowger chief of the Columbus Fire Department discussed fuel mitigation. Laura Riensche said that the association was not completely reimbursed for the cost share mitigation that was done in the ranch in 2009/2010. She stated that the association was still owed \$675. Rich said he would look into it.

The annexation of Reed Point fire district into Columbus district was discussed. Burn permits were discussed. Rich stated that the fire danger is increasing and to be aware of what is going on out there. He also said that if land owners need to remove slash piles from their property the county has an area that Stillwater residents can bring their slash to. Contact 406-322-4302 and ask for Rich Cowger or Nick Jacobs for more information. Rich left materials for people on fire mitigation. Cleve encouraged all residents to have an evacuation plan in case of fire

Cleve introduced Web Mandeville with Mandeville insurance. He stated that our policy will be coming up for renewal in December. Web Mandeville from Mandeville insurance spoke on the associations' insurance policy. He said the association has two policies, a commercial general liability policy covering bodily injury and property damage. The policy has coverage of one million per occurrence and two million aggregate. In addition, we have a non owner/hired police with one million coverage. We also have a director's liability policy that covers wrongful acts with one million occurrences and a \$1,000 deductible. Questions were asked on what was covered on the policies. Discussion followed. A question was asked how long Mandeville carried the policy and when it was reviewed last. He has carried the policy since 1999. There has never been a review done on the policy.

The minutes of the July 17, 2010 were presented for approval. Chuck Hall had a question from last year's minutes concerning if any decision had been received from the association's lawyer on the issues of listing names of members that did not pay their dues. Renate responded that the attorney the association had, recommended against this. The Chairman said further discussion on the matter can be brought up in new business. A motion was made and seconded to approve the minutes. The minutes were approved.

Cleve Shuster gave the Chairman's report. In the past year there has been a great out pouring of support. Many people have worked on the ranch roads, downed trees, snow removal and pot holes. Over all the ranch is looking good, on a whole everything is open and clear people can access their lots. We used volunteers for weed control and saved the association money. We are looking for more volunteers.

The treasurer's report was presented. A question was asked if all the numbers were accurate. The Secretary Treasure said she was still going over the books. She had only been in the position since May. A motion was made and seconded to delay the approval of the treasurer's report until we can get an accurate report. Discussion followed. It was decided to give the Treasurer six months to review the books. Motion carried. A revised treasurer's report will be sent to all land owners for approval within six months.

The Dues report was given by Frankee Catlin. She stated that we have \$56,500 in projected dues and \$5,000 in projected unpaid dues. Discussion ensued on the reduction of the dues from \$300 a year to \$250 a year. Some members felt that the reduction in dues will cause the roads in the ranch to not be maintained properly. They had issues about reducing the dues prior to preparing the budget. They felt that the dues should be raised back to \$300 per year. Other members felt that they were paying higher dues to cover the cost of members that did not pay their dues. They felt that members should take responsibility for their roads. It was suggested the dues decision be taken to the members. One member suggested that the association purchase its own equipment to do some of the road work.

Matt Catlin gave the road report he thanked all the people on the road committee for their input and assistance. He said work was done on Winding River road from Night Hawk to the top of the hill. It was crowned and new material added. The material used on Winding River road was a new material which is  $\frac{3}{4}$ " rock combined with cement. It should be a stronger binding material and hold better on the hills. The cost is slightly more for this material. Once we see how well the new material is holding on Winding River Road we will continue with it to Wild Horse Run. Cougar trail between Owl Canyon and Haystack Coulee has lots of erosion we will improve road, crown and top with  $\frac{3}{4}$ " material. On Owl Canyon there are 200 feet of fines that have washed away. Dean will put  $\frac{3}{4}$ " material on it, roll and grade it. Work will be done in a few areas at the top of Wild Horse Run. Work will be done on Nighthawk past Old Cowboy there is erosion on the hill a small bit of material will be added, some grader work done and clean the borrow ditches. Spot repair at Winding River and Balfour Loop will be done. Cougar Trail took priority over work to be done this year on Harrier. Work was done last year on Lower Harrier it was crowned and road mix added to make it passable. Everyone that helped keep the roads clean this winter was thanked. There was a proposal for this upcoming winter to have volunteers do sections of the ranch for snow removal.

Mike Fatchett gave the Fire Report. Brochures on Firewise and Ready Set Go! were available. He discussed Firewise and evacuation plans and to do mitigation on your property. Firewise.com has more information. The 4000 gallon tank by Lost Cache and Wild Horse will be moved and buried tomorrow. Burying the tank will allow water to be available year round. Volunteers were requested to help move the tank into hole. The Callison's have provided written permission to bury the tank as some of the tank is not in the roadway easement. Plumbing of the tank will start when the parts

arrive. The water access point at the river park will also be plumbed when the parts arrive and the area dries out. Dave Ott will be haying the fields along Winding River and Balfour Loop in the next few weeks. There is now an Ambulance stationed out of Reed Point which will be staffed by both Reed Point and Columbus personnel. Mike also reminded people of the Emergency call back system. If you need help call the dispatch at 406-322-5326. Out of town owners can register too, along with cell phones.

Cleve Schuster gave the weed report. He thanked all of the volunteers that helped with the weed spraying this year. We have spent \$1,090. With the help of the volunteers we were able to spray 35 miles of the association roads. In some areas where the roadway was overgrown with grasses and weeds we sprayed the entire road. He let all of the members know that Stillwater County has 100 gallon slide tanks, ATV tanks and backpack tanks that residents can borrow from the County for no charge. The county extension office has books that can help you identify your weeds. The county also has a weed mapping program/gps that you can use to map the problem sections on your property. He would like more volunteers for next year.

Cleve Schuster gave the Architectural Committee report. Chuck Hall submitted a tentative plan. Lot 88 submitted a shop plan. Dave Seiver submitted a pole barn shop plan using metal siding. He was informed that metal siding was not allowed and he was offered a suitable substitute. The Seiver's did not get approval and build the shop using metal siding. The situation has been turned over to the board. The Feldt's have started on their house. A violation letter was sent to the owners of lot 139. The board is working with them on a solution. The owners of lot 223 were sent several covenant violation notifications. They have not responded. The Board will be taking action. Lot 221 received a violation notice. They have not responded. A member brought up the issue of horses running at large and asked if this was a covenant violation. Discussion followed. The covenants (section 11C) and Declaration of Easements (Section 9) clearly state that livestock running at large is not allowed. Members would like horses to stay fenced on their owner's property. The Schuster's said they would keep their horses on their property.

Cleve Schuster gave the Park Report. Currently the community park is still flooded. The picnic tables and BBQ's have been moved they will be brought back when the water recedes. We have not sprayed for weeds or bugs in the park this year. He said that currently we do not have anyone to head up the park committee. The park just needs to be maintained. David and Irene Belvin volunteered to work on the park and look for volunteers. If you would like to help with our community park please contact the Board and they will put you in touch with the Belvin's.

Renate Nieman gave the Developers Report. She said that the developer had fixed an issue with the drainage ditch on the west end of Elk Horn road. Other work was done on Pelican Point road. She let the members know that there is a fishing access easement along lot 129 off of Balfour Loop.

The proposed Budget was discussed. There were questions about the accuracy of the budget. There was an issue on the number of lots that the ranch has. The budget listed 226 instead of 227 lots. The Secretary Treasurer said that she had made a mistake, this was corrected. There was general discussion on items in the budget. It was noted that our current road bid was over \$60,000 and the proposed budget was \$35,900 leaving a large deficit. A motion was made to remove the \$250 in accounting fees and add it to the road budget. Motion was approved. A motion was made to correct 226 lots to 227 lots on the budget so all the numbers added up. Motion carried. A motion was made to approve the budget. Discussion followed. Some members wanted to increase the budget by \$11,350. A vote was taken for approval of the budget with many yeas and nays. No decision was made.

Under New Business Matt Catlin proposed burning all of the old slash piles this winter in the ranch. Discussion followed. Matt said that he would discuss it with the Columbus Fire Department and the landowners prior to burning. Cleve mentioned that maybe the Board should look into this. There were no motions made on this suggestion.

There was a discussion on the bad condition of Old Cowboy trail where it Y's. Discussion followed. A motion was made to refer this to the road committee. Motion carried. The idea of a long term comprehensive road plan was brought up. Concern was expressed on how we were going to maintain all the roads and the fact that the people that live in the back of the ranch never see any road maintenance. Matt said he was working on this and wanted to make all roads four season roads. Discussion followed.

Paul Payne asked if the board had received an answer from the lawyer on publishing names of landowners who have not paid their due. The board said that the attorney had recommended against it. Discussion followed. Mr. Payne requested a copy of the letter from the lawyer.

Paul Payne read a complaint letter aloud and requested that it be submitted to the association. To summarize; his letter is a complaint that the letter from Renate Nieman was not sent to all the landowners and he did not receive one.

The Secretary, Frankee Catlin, read four letters from members that could not attend the meeting. To summarize; The Dahl's wanted to express their concern on the dues decrease and are in favor of increasing the dues to \$300. The Vitola's expressed their displeasure at Cleve Schuster's letter. The Tumulty's wanted it known that they have concerns with the condition of the back part of Coyote Pass they would like to keep the dues at \$300 if their road could get attention. The owners of lot 44 are concerned about the road by their property they felt it needed repaid. They said they were not opposed to dues going to \$300 if their road would be properly maintained.

Jim Gebel addressed the Chairman, Cleve Schuster, on the issue of covenant violations. Mr. Gebel was concerned about the Chairman violating the covenants by letting his animals run at large. He also questioned Cleve Schuster as Chairman about

the personal letter he sent to the members concerning the dues decrease. Mr. Schuster confirmed that he used funds and resources' from the Landowners' Corporation to mail his letter. It was discussed that Renate Nieman also sent a letter to some of the members but that she used her own funds for this.

Mr. Riensche expressed his concern about the association spraying the community park for mosquitoes. He made a motion that all who use the facility bring their own mosquito spray. Motion carried.

Several members discussed an issue of potential vandalism in the ranch. Putting gates at all the ranch entrances was discussed. General discussion followed. It was decided that the neighborhood would watch for unknown people on the ranch it was also decided that the YRR stickers that were given out several years ago would be re mailed to the members.

The election of Directors was held. There were three positions to be voted upon, Resident Director and two Directors at Large. Kristi Skelton resigned her position as Director at Large with one year remaining on the term the other Director at Large position is a three year term and there is a one year Resident Director position.

Steve Hopsiter and Kim Skelton were nominated for the 3 year Director at Large position. The vote was held, Kim Skelton was announced by the Secretary and Chairman as the winner.

Steve Hopsiter, Chuck Hall, Dan O'Neil and Bill Reiter were nominated for the second Director at Large position. This will be a one year position. The vote was held, Dan O'Neil was announced by the Secretary and Chairman as the winner.

Chuck Hall, Jim Gebel and Don Youngren were nominated for the Resident Director, a one year position. Prior to the vote being held there was discontent within the membership in regards to Roberta Moche's votes. The group reviewed the Bylaws and amendments. After heated discussion Renate Nieman agreed to remove the proxies in question in order to ease tensions. The votes and proxies were tallied again under scrutiny of Laura Riensche due to her long history in the organization. Jim Gebel was announced by the Secretary and Chairman as the winner. The Chairman announced that the election stood as previously announced even after the removal of the proxies in question. Renate Nieman will continue as the Director appointed by the Developer.

The meeting was adjourned at 3:00 pm